

**A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25,  
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF WELD, STATE OF COLORADO.  
CONTAINING 138.521 ACRES.**

KNOW ALL MEN BY THESE PRESENTS THAT RUSSELL PARTNERSHIP, LLP AND BENNETT L. RUSSELL, BEING OWNERS OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 25, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 25 BEARS SOUTH 00°33'19" WEST 2,666.68 FEET; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, SOUTH 00°33'19" WEST 982.08 FEET TO THE WEST CORNER OF SAID SECTION 25; THENCE ALONG THE WEST LINE OF THE TOPS BUSINESS PARK, NORTH 89°26'41" WEST 540.00 FEET; THENCE ALONG THE WEST LINE OF TOPS BUSINESS PARK, SOUTH 00°33'19" WEST 1,149.21 FEET TO A POINT ON THE NORTH LINE OF FREDERICK ANNEXATION ORDINANCE NO. 231; THENCE ALONG SAID NORTH LINE, NORTH 89°26'41" WEST 147.45 FEET, TO A POINT ON THE WEST LINE OF SAID ANNEXATION ORDINANCE NO. 231, SOUTH 00°33'19" WEST 569.60 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 25; THENCE ALONG SAID SOUTH LINE NORTH 89°53'32" WEST 1,937.72 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 25; THENCE ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 25, SOUTH 88°21'00" EAST 2,692.27 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 25; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, SOUTH 89°20'03" EAST 2,633.35 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 25 AND THE POINT OF BEGINNING, CONTAINING 1.36 ACRES MORE OR LESS, TOGETHER WITH THE RIGHTS AND INTERESTS LAID OUT IN RUSSELL SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, ALLEYS, PUBLIC WALKWAYS, PARKS AND OPEN SPACES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF WATER AND SEWER IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT.

WITNESS OUR HANDS AND SEALS THIS 2nd DAY OF September A.D., 1997.

RUSSELL PARTNERSHIP, LLP

BY: Tom L. Russell, Manager  
TOM L. RUSSELL, MANAGER

  
BENNETT L. RUSSELL

STATE OF COLORADO) SS  
COUNTY OF WELD)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF  
September 19 91 BY TOM L. RUSSELL, MANAGER OF RUSSELL PARTNERSHIP,  
LLP, AND BENNETT L. RUSSELL.  
MY COMMISSION EXPIRES: 1-10-2001

WITNESS MY HAND AND OFFICIAL SEAL.

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CAL. *Donna J. Taylor*  
NOTARY PUBLIC STATE OF COLORADO

APPROVED BY THE BOARD OF TRUSTEES THIS 14<sup>th</sup> DAY OF August A.D., 1997.  
ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT  
CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR CONSTRUCTION OF ANY  
STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED  
ON THIS PLAT.

Edward J Tagliente - MAYOR  
BOARD OF TRUSTEES

I, PETER A. BRYANT, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

*Peter A. Bryant*  
 ROCKY MOUNTAIN CONSULTANTS, INC.  
 BY: PETER A. BRYANT  
 COLORADO REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 06673

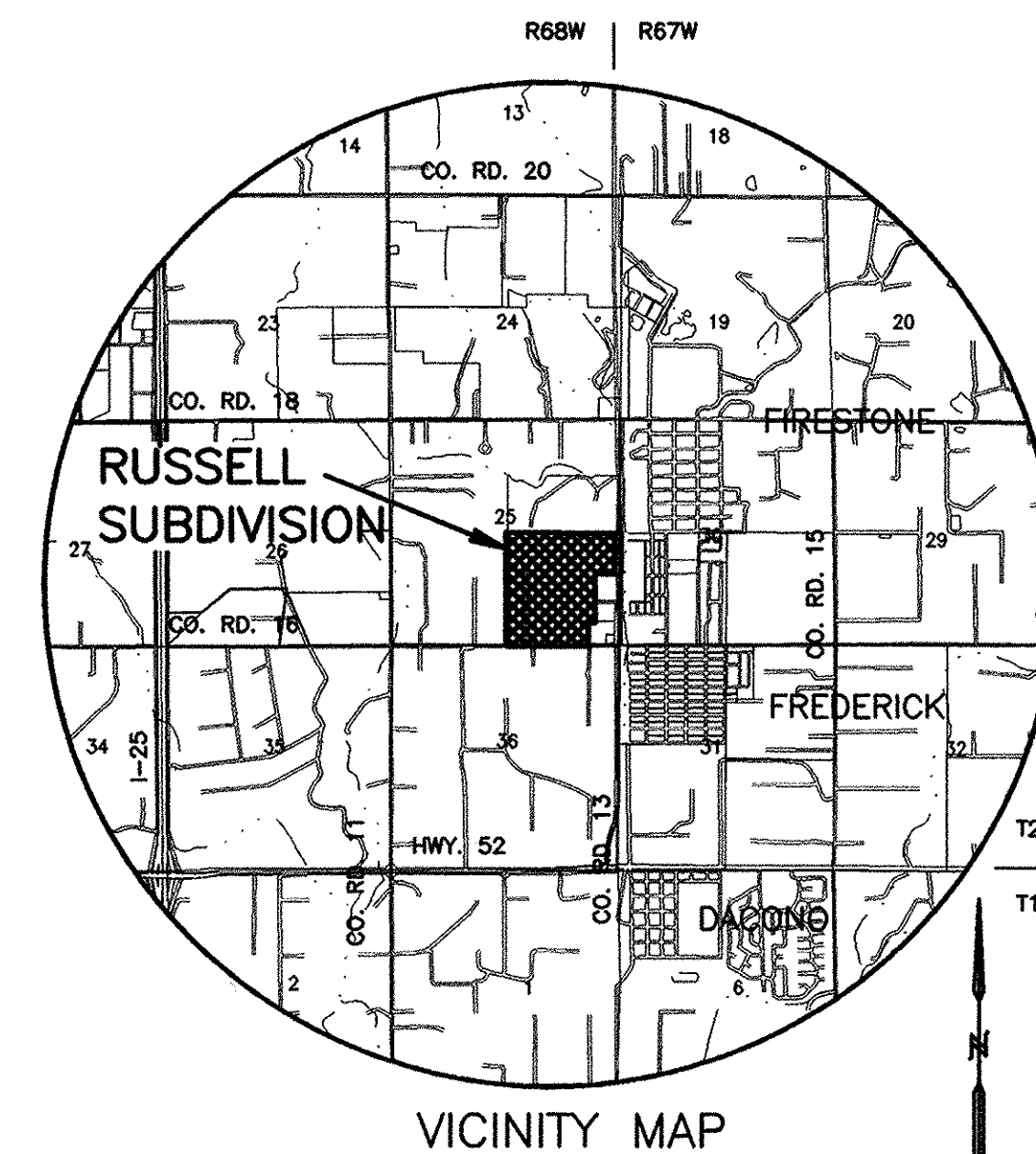
STATE OF COLORADO) )ss  
COUNTY OF WELD)  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK  
\_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 19\_\_\_\_\_. AND IS  
RECORDED IN PLAT BOOK NO. \_\_\_\_\_, FILM NO. \_\_\_\_\_.  
RECEPTION NO. \_\_\_\_\_.

DEPUTY \_\_\_\_\_ RECORDER \_\_\_\_\_

## FEEES

RECORDED

## FEES



VICINITY MAP